



City of Broken Arrow
Minutes
Planning Commission

City of Broken Arrow
Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Chairperson Lee Whelpley
Vice Chair Ricky Jones
Member Fred Dorrell
Member Carolyne Isbell-Carr
Member Mark Jones

Thursday, December 21, 2017

5:00 PM

Council Chambers

1. Call To Order

Meeting was called to order by Chairperson, Lee Whelpley at 5:00 p.m.

2. Roll Call

Present 4 - Carolyne Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent 1 - Mark Jones

3. Old Business

None

4. Consideration of Consent Agenda

Senior Planner, Brent Murphy presented the background for the Consent Agenda Items.

Lee Whelpley explained the Consent Agenda and asked if anyone wished to remove any items for discussion. No one responded.

Ricky Jones said his Firm prepared the plat for Item 4A and he would have to recuse himself from discussion on the item and request it be removed from the Consent Agenda.

[17-3011](#) **Approval of PT17-113, Preliminary Plat, Reserve at Aspen Ridge, 9.11 acres, 19 lots, A-1 to PUD-269 /RS-3, located one-quarter mile north of Jasper Street, west of Aspen Avenue**

This item was removed from the Consent Agenda.

B. [17-3012](#) **Approval of PT17-114, Preliminary Plat, The Villas at Turnberry, a replat of Lot 1, Block 1, Turnberry Commercial, 9.77 acres, 24 Lots, CG to CG and RS-4, southwest corner of 37th Street and Dearborn Street**

A MOTION was made by Ricky Jones to approve Item 4B, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 4 - Carolyne Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley

5. Consideration of Items Removed from Consent Agenda

A. [17-3011](#) **Approval of PT17-113, Preliminary Plat, Reserve at Aspen Ridge, 9.11 acres, 19 lots, A-1 to PUD-269 /RS-3, located one-quarter mile north of Jasper**

Street, west of Aspen Avenue

Brent Murphy said Item 4A is a Preliminary Plat for the Reserve at Aspen Ridge. He said the Applicant is present and in agreement with the Staff report.

Lee Whelpley said he understood someone in the audience wished to speak on Item 4A. A member from the audience indicated that there was no need now.

A MOTION was made by Fred Dorrell to approve Item 4A, PT17-113, per Staff recommendations. The motion was seconded by Carolyn Isbell-Carr. The motion carried the following vote:

Aye: 3 - Carolyn Isbell-Carr, Fred Dorrell, and Lee Whelpley

Recused: 1 - Ricky Jones

6. Public Hearings

Ricky Jones returned to the Council Chambers.

A. [17-2979](#) Public hearing, consideration, and possible action regarding PUD-35B, Solar Turbines, 8.46 acres, IL, one-half mile south of Albany Street, and one-quarter mile west of Olive Avenue

Jane Wyrick, Planner II said Item 6A, is an application for a Planned Unit Development for Solar Turbines. The applicant initially submitted this application and then requested the case be withdrawn. She said Staff recommends the item be dismissed and that a vote would be needed on the item.

Lee Whelpley asked the applicant to step to the podium and state their name, for the record.

JR Donelson, 12820 S. Memorial Dr., said he is the applicant for Solar Turbines and, after reviewing the submittal with City Staff decided to withdraw the application. He said he requests the Planning Commission to accept the withdraw.

A MOTION was made by Fred Dorrell to dismiss PUD-35B, per Staff recommendations and applicant request. The motion was seconded by Ricky Jones. The motion carried the following vote:

Aye: 4 - Carolyn Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley

B. [17-2978](#) Public hearing, consideration, and possible action regarding PUD-269 (Planned Unit Development) and BAZ-1993 (Rezoning), Reserve at Aspen Ridge, 9.11 acres, A-1 to PUD-269/RS-3, located one-quarter mile north of Jasper Street, west of Aspen Avenue

Senior Planner, Brent Murphy presented the background for Item 6B saying Planned Unit Development (PUD)-269 and rezoning request, BAZ-1993 involve 9.11 acres of undeveloped property, located one-quarter mile north of Jasper Street, west of Aspen Avenue. Applicant is

requesting that the zoning on the unplatted property be changed from A-1 to PUD-269/RS-3. A Preliminary Plat, Reserve at Aspen Park, was heard earlier on the Consent Agenda.

Mr. Murphy said with PUD-269, the applicant is proposing to develop a privately gated neighborhood with up to 20 lots. As part of the development, a cul-de-sac street that is 960 lineal feet in length. This street will be private, owned and maintained by the homeowners' association. The Subdivision Regulations state that cul-de-sac streets are limited to 550 feet in length, but "that the Planning Commission may expressly grant permission for the developers to design for the construction of longer cul-de-sac streets"; therefore, this request is to increase that requirement from 550 feet to 960 feet. As part of PUD-269 it is acknowledged that each dwelling in the Reserve at Aspen Ridge will feature state-of-the-art sprinkler systems installed in each individual house. The applicant is requesting a longer street with the addition of sprinkler systems to account for the additional street length.

PUD-269 is proposed to be developed in accordance with the RS-3 development standards with the modifications mentioned in the Staff report. The south part of the property is in the 100-year floodplain of Aspen Creek. With PUD-269, the 100-year floodplain is placed in a reserve area. According to the design statement for PUD-269, the reserve area shall be subject to the use and development regulations of the FD district.

The property associated with PUD-269 and BAZ-1993 is shown in the Comprehensive Plan as Level 2 and Greenway Floodplain. The RS-3 zoning requested with BAZ-1993 and incorporated into PUD-269 is in compliance with the Comprehensive Plan in Level 2. The FD requirements associated with Reserve B in PUD-269 is in conformance with the Comprehensive Plan.

Brent Murphy said based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-269 and BAZ-1993 be approved as presented, subject to the property being platted. In addition, Staff recommends that the Planning Commission grant permission to allow the cul-de-sac to exceed 550 feet in length as shown on the conceptual site plan and the preliminary plat.

Ricky Jones said his firm prepared the PUD and rezoning applications for Item 6B. and he would have to recuse himself from discussion of the item. Mr. Jones left the Council Chambers.

Lee Whelpley asked if the applicant to step to the podium and state their name and address, for the record.

Erik Enyart, Tanner Consulting, 5323 S. Lewis Avenue, Tulsa, said he is a representative for the applicant and said Staff summarized the development plans well. He said they agree with the Staff report. He said if there are members in the audience with questions, he would like the option to address the concerns after they are expressed.

Lee Whelpley opened the public hearing and asked if anyone wished to speak on Item 6B, PUD-269.

John McLemore, 12820 S. 45th Avenue, said his house abuts the proposed property. He said

he is not opposed to the development but voiced concerns regarding flooding and drainage that is existing to the north, in addition to the new development being created. In addition, Mr. McLemore expressed concerns with the current amount of traffic and the addition of the subdivision to an already existing problem. He voiced concerns about the narrow roadways.

Lee Whelpley asked if anyone else wished to speak regard Item 6B.

Virgil VanDussen, Weatherford, OK said his mother-in-law, Betty Cook owns the property to the southeast of the proposed development and is speaking on her behalf. He said he concurs with the previously stated concerns and added, his concern regarding buffering. He asked if the developer, of this project, could provide as much buffering as possible to allow surrounding neighbors to have the green space they current enjoy.

Lee Whelpley asked if anyone else wished to speak regard Item 6B. No one responded. Mr. Whelpley closed the public hearing.

After the vote, Lee Whelpley said Item 6B will go before City Council on January 16, 2018, at 6:30 p.m.

A MOTION was made by Fred Dorrell to approve Item 6B, per Staff recommendations. The motion was seconded by Carolyne Isbell-Carr. The motion carried the following vote:

Aye: 3 - Carolyne Isbell-Carr, Fred Dorrell, and Lee Whelpley
Recused: 1 - Ricky Jones

Ricky Jones returned to the Council Chambers.

7. Appeals

None

8. General Commission Business

None

9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

Michael Skates, Director of Development Services, said commended the Planning Commission members and thanked them for their service.

10. Adjournment

A MOTION was made by Ricky Jones to adjourn, at 5:16 p.m. The motion was seconded by Carolyne Isbell-Carr. The motion carried the following vote:

Aye: 4 - Carolyne Isbell-Carr, Fred Dorrell, Ricky Jones, and Lee Whelpley